

ORDINANCE NO. 91 - 30

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY AMENDING THE LAND USE ATLAS OF THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR SMALL SCALE LAND USE MAP AMENDMENT PURSUANT TO SECTION 163.3187(1)(C), FLORIDA STATUTES, MODIFYING LAND USE ATLAS PAGE NO. 82 BY CHANGING LOT 3 OF THE PINE RIDGE ESTATES UNRECORDED SUBDIVISION FROM A RESIDENTIAL LAND USE DESIGNATION TO A COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187(C), Florida Statutes, provides for land use amendments related to small scale development activity to be made by local governments without submittal to the State Planning Agency for review and compliance; and

WHEREAS, Palm Beach County is desirous to amend the land use atlas regarding a parcel of land from residential to commercial of less than three (3) acres complying with the criteria in Section 163.3187(C), Florida Statutes; and

WHEREAS, this amendment is necessary to allow continued operation of a commercial business impacted by a taking of right-of-way for the expansion of Military Trail; and

WHEREAS, the expansion of commercial boundary will not deleteriously impact the adjacent residential area; and

WHEREAS, this amendment was reviewed by the Land Use Advisory Board on January 8, 1991 which recommended approval of the amendment; and

WHEREAS, the Local Planning Agency has held a public hearing with due public notice and recommended approval of this Comprehensive Plan amendment; and

WHEREAS, this amendment will result in settlement of an eminent domain case regarding right-of-way Military Trail at a savings of approximately Ninety Thousand Dollars (\$90,000.00) to Palm Beach County.



1 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
2 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:

3 Section 1. The Land Use Atlas of the 1989 Palm Beach County  
4 Comprehensive Plan as adopted pursuant to Ordinance No. 89-17 is  
5 hereby amended as follows:

6 1. Land Use Atlas, page 82, is amended changing the following  
7 property from residential to commercial:

8 A parcel of land lying and being in Section  
9 36, Township 44 South, Range 42 East, Palm  
10 Beach County, Florida, as shown on the  
11 attached drawing as Lot 3, PINE RIDGE ESTATES  
12 (an unrecorded subdivision), being also  
13 described as a rectangular parcel of land  
14 bounded on the north by Collier Road and on  
15 the east by lands described in that deed  
16 recorded in ORB 5772, Page 763, of the public  
17 records of Palm Beach County, Florida, with  
18 the Real Property having an easterly boundary  
19 line of 205.47 feet and a northerly boundary  
20 line of 106 feet. [Consisting of approximately  
21 21,779.82 square feet, (+ or -).]

22 2. Map of Pine Ridge Estates (an unrecorded subdivision)  
23 amendment is attached to this Ordinance as Exhibit "A."

24 Section 2. EFFECTIVE DATE

25 The provisions of this Ordinance shall become effective upon  
26 receipt of acknowledgement by the Secretary of State.

27 APPROVED AND ADOPTED by the Board of County Commissioners of  
28 Palm Beach County, Florida, on the \_\_\_\_ day of  
29 JUL 23 1991, 1991.

30 PALM BEACH COUNTY, FLORIDA BY ITS  
31 BOARD OF COUNTY COMMISSIONERS

32 By: [Signature]  
33 Chair

34 APPROVED AS TO FORM AND  
35 LEGAL SUFFICIENCY

36 [Signature]  
37 County Attorney

JOHN B. DUNKLE, CLERK  
Board of County Commissioners

By: [Signature]  
DEPUTY CLERK

1 Acknowledgement by the Department of State of the State of  
2 Florida, on this, the 5th day of August, 1991.

3 Acknowledgement from the Department of State received on the  
4 7th day of August, 1991, at 2:16 P.M., and filed in  
5 the Office of the Clerk of the Board of County Commissioners of  
6 Palm Beach County, Florida.

7 (atlas.ord)

STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, JOHN B. DUNKLE, ex-officio, Clerk of the  
Board of County Commissioners, certify this to  
be a true and correct copy of the original filed in  
my office on 7/23/91  
DATED at West Palm Beach, FL on 8/13/91  
JOHN B. DUNKLE, Clerk  
By: [Signature] D.C.

Deputy Clerk



